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## PLANNING COMMISSION MINUTES

### Meeting of December 10, 2015

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City Hall Council Chambers \* 290 North 100 West Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, December 10, 2015. Chairman Davis called the meeting to order at 5:30 p.m.

Planning Commissioners Present: Amanda Davis, Tom Jensen, Dave Newman, Tony Nielson

Planning Commissioners Excused: David Butterfield, Russ Price, Sara Sinclair

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Kymber Housley, Bill Young, Paul Taylor, Mark Nielsen, Kirk Jensen, Debbie Zilles

Minutes as written and recorded from the November 12, 2015 meeting were reviewed. Commissioner Jensen moved that the minutes be approved as submitted. Commissioner Nielson seconded the motion. The motion was unanimously approved.

#### **PUBLIC HEARING**

**PC 15-052 Logan River Park Subdivision** [Subdivision Permit] Roger Jones, authorized agent/owner, requests a 7-lot subdivision on 5.56 acres located at 1230 South 950 West in the Neighborhood Residential (NR-6) zone; TIN 02-081-0040.

**STAFF:** Mr. Holley reviewed the proposal to create seven (7) total lots and extend 1230 South to intersect with 900 West and 1000 West. Five lots are proposed north of the new road extension with two lots proposed on the south. The intent of the applicant is to have homes built on lots #1-5 (north of the street), with the two lots south of the street to be owned by Logan City. Lot #7 is intended to facilitate a future expansion of the existing sewer lift station and lot #6, which is primarily floodplain, will remain undeveloped in the event of future flooding.

**PROPONENT:** Roger Jones provided a brief history of the property. He believes this project is beneficial because of the 6.2 acres being gifted to Logan City for the road access, which will also benefit Kartchner Development.

**PUBLIC:** An email from Terry Johnson was received and distributed to the Commission prior to the meeting expressing concern for the safety of children and suggesting a fence on the property line. He also wanted to ensure there would be no restriction of water flow to his property at 980 West 1000 South.

**COMMISSION:** Mr. Holley clarified for Chairman Davis that the City will acquire lots 6 and 7, the purpose for lot 7 is to support the sewer lift station and lot 6 will remain open space

Mr. Holley explained that the applicant and owner have mitigated ditch issues. Lot 5 is developable and the buildable area outside the building setbacks would not be impacted by the ditch alignment.

Commissioner Newman asked about a fence (as mentioned in Mr. Johnson's email). Mr. Holley said there is no fence there, the owner of lot 5 will likely want a fence, but that is outside the purview of the Commission and is not a standard requirement for approval.

Commissioner Jensen liked the development, however, questioned the 500-year floodplain being right up to the road and whether that is an engineering concern. Mr. Holley said the biggest issue within a floodplain area is habitable space and this should not affect the development.

Chairman Davis is pleased to see the road (1230 South) going through the development.

**MOTION:** Commissioner Jensen moved to **conditionally approve** a Subdivision Permit as outlined in PC 15-052 with the conditions of approval as listed below. Commissioner Newman seconded the motion.

#### CONDITIONS OF APPROVAL

1. Standard conditions of approval are recorded and available in the Community Development Dept.
2. Seven (7) lots are approved with this project.
3. The ditch along the eastern boundary of lot #5 that flows from the pond/spring located to the north shall continue to serve downstream users/water right owners.
4. The final plat shall be recorded within one (1) year of this action or comply with LDC §17.58 Expirations and Extensions of Time.
5. Street trees shall be planted every 30' on center along adjacent developed public streets.
6. Logan City standard public utility easements of 5' feet shall be shown along the side and rear property lines. A 10' utility easement shall be shown along front property lines.
7. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
  - a. Environmental
    - i. Use residential refuse and recycling carts; place on 1230 South for Monday collection.
  - b. Water
    - ii. All water meter setters must meet current Logan City standards.
    - iii. Extreme caution must be taken to not hook water main into irrigation system on 900 West, causing a cross connection.

#### FINDINGS FOR APPROVAL

1. The subdivision is compatible with surrounding land uses and will not interfere with the use or enjoyment of adjacent properties because the subdivision meets the minimum requirements of the Land Development Code.
2. The project conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
3. The project meets the goals and objectives of the NR-6 zone within the Logan General Plan by providing residential opportunities in areas with existing services and recreational opportunities.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Moved: Commissioner Jensen Seconded: Commissioner Newman **Passed: 4-0**  
Yea: A. Davis, T. Jensen, D. Newman, T. Nielson Nay: Abstain:

**PC 15-053 Young Honda** [Design Review & Conditional Use Permit] Garth Robinson/Young Real Estate, authorized agent/owner, request a new Honda franchise with sales, service & parts on 3.87 acres located at approximately 1885 N. Main St. in the Commercial (COM) zone; TIN 04-080-0022;0023.

**STAFF:** Ms. Reeder reviewed the proposal for a new 19,470 SF commercial building to be used as a new Honda auto dealership with sales, service and parts on 3.87 acres. The proposal includes streetscape improvements along Main Street, landscaping improvements, and a new 221-stall display and parking lot. The total project site has 330' of frontage on Main Street. The property currently consists of two (2) different parcels, one with parking and display associated with the current Young Toyota dealership and has one existing building that will be demolished. The Toyota dealership will remain at the 1945 North Main location.

**PROPONENT:** Garth Robinson, representing Young Honda, distributed a rendering of the proposal to the Commission. David Whitaker, the contractor, confirmed for Commissioner Jensen that the front facade will be a composite aluminum panel.

**PUBLIC:** None

**COMMISSION:** Ms. Reeder clarified that staff is recommending 15' from the property line for the vehicle display area.

Commissioner Newman questioned the Environmental Department condition of approval 10b regarding trucks maneuvering around the cars. Ms. Reeder explained the request to relocate the dumpster, which will be addressed during the building review process.

Commissioner Jensen said he agrees with staff's recommendation for the setback as there are too many displays along North Main that are right along the sidewalk. He complimented the proponent on the design of the building.

**MOTION:** Commissioner Nielson moved to **conditionally approve** a Design Review & Conditional Use Permit as outlined in PC 15-053 with the conditions of approval as listed below. Commissioner Jensen seconded the motion.

#### CONDITIONS OF APPROVAL

1. Standard conditions of approval are recorded and available in the Community Development Dept.
2. All parking and vehicle display areas will be setback a minimum of 15' from the front property line. The minimum 15' width of frontage shall be landscaped meeting the type "B" standards of LDC §17.39.070.B.2: shrubs must be planted at an average of 3' on center and small trees shall be planted at 15' on center along the entire border.
3. The layout is found to be compatible with the area and economic development goals of the site.
4. A Performance Landscaping Plan, prepared in accordance with LDC§17.39, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
  - a. Open/useable outdoor areas shall total a minimum of 29,318 SF or 18% of the site. A minimum of 10% or 16,288 SF shall be landscaping.
  - b. A total number of 75 trees (minimum of 5 varieties of species) shall be provided. A minimum total of 187 shrubs, perennials and grasses shall be provided.
  - c. A minimum of 25% of the required plant material will be evergreen varieties.
5. Dumpsters shall be visually screened or buffered from public streets by using landscaping, fencing or walls.
6. A boundary line adjustment is required to be submitted and approved by the Public Works Dept. to combine the two parcels and must be completed prior to a building permit being issued.
7. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties. Luminaire heights must be consistent with LDC§17.37.090.
8. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
9. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.

10. Prior to issuance of a building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
- a. Fire
    - i. Fire apparatus access lanes and radii, new and re-located fire hydrant locations, and fire water flow results will be required and reviewed for full compliance.
  - b. Environmental
    - i. Minimum 60' straight on access to dumpster is required. Environmental Department has concern with the extra truck maneuvering on the asphalt and backing toward new cars; consider relocation of enclosure to take advantage of access driveways. Minimum inside measurement of enclosure is 12' wide x 10' deep. A second enclosure or a double enclosure of 24' wide x 10' deep is needed if a recycle dumpster is also desired. It is suggested that there be no enclosure (depending on location and screening requirements) or the enclosures be on an angle to allow access from the driveways.
  - c. Water
    - i. Water service is available on Main Street. The water main extends from the south to the existing fire hydrant in front of 1885 North. There is no water main between 1885 North and 1950 North.
    - ii. There is no sewer service on Main Street adjacent to this property. There is a sewer main at 1800 North, 200 West or 1950 North. Sewer service from this project to one of those sewer lines is the responsibility of the developer, including any required easements.
    - iii. If the existing water service to 1885 North is not reused for this project, it will need to be capped at the main line.
    - iv. North Logan may require the existing sewer lateral from 1885 North Main to be capped at the sewer main.
  - d. Water/Cross Connection
    - i. Water main must have a RP (ASSE-1013) installed as it enters the building, before any branch offs.
    - ii. Landscape irrigation must have a high hazard back flow assembly installed such as a RP (ASSE-1013) or PVB (ASSE-1020).
    - iii. If a fire suppression system is required, it must have a minimum DCDA (ASSE-1048).
    - iv. All backflow assemblies must be tested and pass within 10 days of water being turned on.
  - e. Engineering
    - i. Extend water main along Main Street to north property line of development.
    - ii. Comply with all stormwater design and construction requirements. This includes implementing low impact design features for dealing with storm water. New State requirement will also require keeping a minimum quantity of storm event on site and discharged into ground.
    - iii. Comply with all Public Works Permits and Agreements. These include but are not limited to:
      - 1. Land disturbance
      - 2. Water source
      - 3. Private water line agreement
      - 4. Stormwater agreement
    - iv. All work in UDOT right-of-way to comply with UDOT Standards
    - v. All access to be approved by CAMP and acquire UDOT permits.
  - f. Forestry
    - i. Street trees required on average of 30' centers in park strip along Main Street.
  - g. Business License
    - i. A business license will be required prior to occupancy and operation.

#### FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.

2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The site layout is compatible and consistent with development in the area.
4. The proponent will have to receive permits and approvals from UDOT regarding access and any traffic impacts.
5. The project, as conditioned, will provide adequate open space and useable outdoor space in conformance with Title 17.
6. The project provides adequate off-street parking.
7. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high capacity roadways and is designed for circulation of both pedestrians and vehicles.
8. The project complies with maximum height, density and building design standards and is in conformance with Title 17.
9. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

Moved: Commissioner Nielson    Seconded: Commissioner Jensen    **Passed: 4-0**  
Yea: A. Davis, T. Jensen, D. Newman, T. Nielson    Nay:    Abstain:

**WORKSHOP ITEMS for January 14, 2016**

PC 16-001 Hillcrest Neighborhood Plan Adoption

PC 16-002 Hillcrest (NP) Future Land Use (FLUP) Amendment

PC 16-003 Hillcrest (NP) Rezones

Meeting adjourned at 6:07 p.m.

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Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of December 10, 2015.

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Michael A. DeSimone  
Community Development Director

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Amanda Davis  
2015 Planning Commission Chair

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Russ Holley  
Senior Planner

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Amber Reeder  
Planner II

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Debbie Zilles  
Administrative Assistant